

Application Number	16/1919/FUL	Agenda Item	
Date Received	1st November 2016	Officer	Sav Patel
Target Date	27th December 2016		
Ward	Cherry Hinton		
Site	Land Rear Of 268 Queen Ediths Way Cambridge CB1 8NL		
Proposal	Erection of 3. No four bed houses, internal access road, car and cycle parking, hard and soft landscaping.		
Applicant	N/A C/O Agent		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The Inspector’s decision to allow the appeal against the refusal of the first application for 3 detached dwellings is a material consideration. - The Inspector concluded that the design, scale and layout of the development to be acceptable as there would be no adverse impact on the character of the area, to the residential amenity of the adjacent occupiers, to the ecology of the site and surrounding area, to highway safety and on the living conditions of future occupiers. - The proposed alterations to the layout from the appeal scheme are acceptable and would not have any detrimental impact on the site and surrounding area over and above the appeal scheme. - On this basis approval is recommended.
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0.0 BACKGROUND

- 0.1 Material to the consideration of this planning application is the planning history of the site. I therefore set this out in detail below.
- 0.2 The site has been the subject of three previous planning applications for residential development. The first application (14/1382/FUL) was for seven dwellings (1x5bed and 6x4bed detached dwellings). This application was recommended for refusal and presented to Planning Committee in February 2015. The proposed development was recommended for refusal on four grounds: detrimental impact on the character and appearance of the site and area; loss of trees; detrimental impact on the residential amenity of the adjacent occupiers; and no planning obligations. Members of the Planning Committee agreed with officer and resolved to refuse the application.
- 0.3 Following the refusal, a subsequent planning application (15/0596/FUL) was submitted for three (3x4bed) detached dwellings on a reduced site area. The planning application was presented to Planning Committee in October 2015 with a recommendation for refusal on three grounds: detrimental impact on the character of the site and surrounding area; significant loss of trees; and detrimental impact on the residential amenity in terms of overlooking of the existing occupiers in Queen Ediths Way and between future occupiers of the proposed development.
- 0.4 Members of the Planning Committee disagreed with the refusal reasons proposed by officers. However, after much debate, Members agreed to refuse the proposed development but only on the basis of the potential overlooking impact of private rear gardens between the future occupiers of the site. This related particularly to the occupiers of plots 2 and 3, due to the louvre screens at first floor, which were angled towards the rear gardens. The reason for refusal was as follows:

The proposal would, by virtue of the louvered screens on plots 1 and 2, angle views over the rear gardens of plots 2 and 3 which would result in inter-overlooking. In conjunction with the

proposed modest rear gardens, this would also result in a poor quality living environment for future residents. For these reasons, the proposed development conflicts with policies 3/7 and 3/12 of the Cambridge Local Plan (2006).

0.5 Following this decision, the applicant resubmitted a new planning application (15/2063/FUL) for the same residential development but orientated the dwellings in a formalised pattern and pulled the dwellings away from the western boundary with the dwellings in Queen Ediths Way. The applicant also addressed the overlooking issue between future occupiers by changing the internal layout of the first floor so that the windows in the rear elevation served bathrooms which would be obscure glazed. As the applicant had addressed the reason for refusal in the previous application, Officers recommended the application for approval subject to conditions. The application was then presented to Planning Committee in March 2016.

0.6 The officer recommendation for approval was overturned at Planning Committee and Members resolved to refuse the planning application for an entirely new reason. The application was refused for the following reason:

The proposed development would, by virtue of its unsympathetic scale, bulky design and loss of trees, have a significantly detrimental impact on the character and setting of this edge of city site and surrounding rural context. The proposed development would result in an alien form of development and unduly diminish the rural character of this green edge from Lime Kiln Road. The proposal therefore fails to sympathetically respond to the site context and setting of the city. For these reasons the proposed development conflicts with policies 3/2, 3/4, 3/12 and 4/4 of the Cambridge Local Plan (2006) and government guidance contained in the National Planning Policy Framework 2012.

0.7 Members were concerned that the proposed development would have a detrimental impact on the green corridor and rural character of the site and present an alien form in this green edge context from Lime Kiln Road.

0.8 In April 2016, the applicant appealed the refusal of planning permission for the earlier application ref: 15/0596/FUL. In August 2016, the Inspector allowed the appeal.

- 0.9 The Inspector concluded that the site does not fall within the East Corridor as it is defined by the Landscape Character Assessment and as such he did not consider the proposed development would significantly alter the characteristics of the site and how it would contribute to a green edge to the urban area. The Inspector said views of the appeal site are limited from the public realm due to the dense planting on Limekiln Road and that Limekiln Road is the edge of the built up area and plays an important role in containing the built form and preventing encroachment into the countryside. The Inspector considered the proposed design and simple form of the development as positive features that would make a positive contribution to the site.
- 0.10 The Inspector also concluded that the fitted louvre panels to the first floor of plots 1 and 2 would provide limited views over the garden of plot 3 such that privacy would not be compromised. The Inspector also came to the same conclusion about the overlooking from plot 1 over plot 2. In terms of overlooking, the Inspector did not consider the proposed development would lead to overlooking between the plots and as such would not give rise to harm to living conditions of the future occupiers.
- 0.11 A copy of the appeal decision is attached as Appendix 1. This is a material consideration to this current planning application which is for a similar proposal. The current proposed development reflects the layout of the refused scheme submitted in the last planning application ref: 15/2063/FUL.
- 0.12 The principle of residential development on this site has now been established by the appeal decision. The Inspector also did not consider the proposed development would have any adverse impact on the residential amenity of the existing and future occupiers, and did not consider the proposed tree loss would be harmful to the character of the site or area. The Inspector also did not raise any highway safety issues. Therefore as there has been no material change in planning policy or to the site since the last application was refused, I will only assess the proposed alterations to the appealed scheme in my assessment below.

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is located in the south-eastern corner of the City, on the southern side of Queen Edith's Way, close to the junction with Lime Kiln Road, which inclines from Queen Edith's Way. The site was a former chalk pit, which has been partly back-filled at the southern end of the site from spoil and fill from the construction of Addenbrooke's Hospital.
- 1.2 Queen Edith's Way is characterised as a suburban residential area consisting mainly of two storey detached and semi-detached dwellings with deep rear gardens and a good level of spacing between. The application site is located to the side (north-east) and rear (south) of No.268, which is a two storey detached dwellinghouse set back from the road. The site also adjoins the rear gardens of nos.252 to 266 Queen Edith's Way, which are two storey semi-detached dwellings with deep gardens. The garden depths of the dwellings that adjoin the site range from 71 metres (no.252) to 16 metres (no.268).
- 1.3 To the east is Lime Kiln Road which is a narrow rural road with limited footpaths and dense green verges on either side. There is no development along Lime Kiln Road. It is very much an exit and entry route into and out of the City from the south. The application site plays an important role in people's perception of having left the city and entering the countryside beyond.
- 1.4 The application site boundaries are defined by established tree and dense shrub planting which limits views into the site from Lime Kiln Road and Queen Edith's Way, particularly during summer months. Within the site, it is generally unmaintained and left to nature. Recently some of the trees within the site have been removed. There is also a wide opening at the south end of the site from the top of Lime Kiln Road which allows uninterrupted views into the site. Access is restricted into the site from here by a metal fence.
- 1.5 The application site is not designated within any site constraint or formally allocated. However, part of the designated Green Belt runs along the southern boundary. To the south of the application site is a caravan park, which is located within the Green Belt and designated as an area of Protected Open Space (POS), and also within a 'Site of Special Scientific Interest' (SSSI). To the east is Lime Kiln Road and to the east of this is

Cherry Hinton Pit, which is designated as a SSSI, Local Nature Reserve (LNR), POS and is also within the Green Belt. To the north of Cherry Hinton Pit (and north-west of the application site) is an area of land known as Lime Kiln Close (also known as East Pit) which is designated as an area of POS, LNR, and is within the Green Belt.

- 1.6 The site contains several individually protected trees made up of two group tree protection areas. The group protection areas are located along the eastern boundary with Lime Kiln Road and at the southern end of the site. There are eight individually protected trees, which are located in the northern and southern sections of the site.

2.0 THE PROPOSAL

- 2.1 The proposal is for residential development consisting of 3x4bed detached dwelling including internal access road, car and cycle parking, bin storage and landscaping.

- 2.2 The proposed development has been amended from the appeal scheme by re-orientating the layout of the dwellings so they are parallel to each other and the internal access road. The dwellings have also been pulled further away from the rear boundaries of the dwellings in Queen Edith's Way to increase the gardens in each plot and the separation distance between existing dwellings. The proposed alterations to the layout also appear to have reduced the level of hardstanding within the site.

- 2.3 The first floor louvre panels have been removed from the scheme.

- 2.4 The application is accompanied by the following information:

- 1 Plans
- 2 Planning Statement
- 3 Design and Access Statement
- 4 Ecology Report
- 5 Environmental Report
- 6 Flood Risk Assessment
- 7 Landscaping details
- 8 Heritage Asset Assessment
- 9 Tree Survey
- 10 Transport Assessment

11 Utility Statement

3.0 SITE HISTORY

Reference	Description	Outcome
14/1382/FUL	Erection of a residential development consisting of 1 x 5 Bedroom House and 6 x 4 Bedroom Houses, along with internal access road, car and cycle parking and hard and soft landscaping.	REFUSED
15/0596/FUL	Erection of 3No. five bed houses, internal access road, car and cycle parking and hard and soft landscaping	REFUSED– Appeal allowed
15/2063/FUL	Erection of 3.No four bed houses, internal access road, car and cycle parking and hard and soft landscaping.	REFUSED

3.1 A copy of the Inspector’s Decision letter in relation to the appeal is attached in Appendix 1.

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN	POLICY NUMBER
Cambridge Local Plan 2006	3/1 3/2 3/3 3/4 3/7 3/8 3/11 3/12 4/1 4/2 4/3 4/4 4/6

	5/1 8/4 8/6 8/10
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5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Appendix A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)
Material Considerations	<u>City Wide Guidance</u> Arboricultural Strategy (2004) Cycle Parking Guide for New Residential Developments (2010)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF

will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The junction and access details are the same as for applications 14/1382/FUL and 15/0596/FUL, but for reduced usage. They are therefore acceptable subject to the imposition of the same conditions.
- 6.2 The road is neither to an adoptable standard nor serves enough dwellings to justify requirement of same and so will remain as a private Accessway. The applicant should be made aware of this. The following conditions are recommended:
- No unbound material to driveway;
 - Not gates across access;
 - Access shall be laid to County Highway specification;
 - Parking provision;
 - Visibility splays;
 - Protection of highway;
 - Wheel washing;
 - Routing and traffic management;
 - Vehicular access informative.

Environmental Health

- 6.3 The proposed development is acceptable subject to the following conditions:
- Construction hours;
 - Collection during construction;
 - Piling;
 - Unexpected contamination.

Urban Design and Conservation Team

- 6.4 The submitted scheme remains largely the same as the previous application (15/2063/FUL) which was supported by the Urban Design Team. The revised Proposed Site Plan (drawing 314-P-01 Rev M) shows a 1.2m setback of the units from the internal access road. The previous application 15/2063/FUL Site Plan (drawing 314-P-01 Rev K) shows a setback of approximately 0.5m from the access road. The increased setback of approximately 0.75m is acceptable in design terms and allows for additional planting in front of the units.
- 6.5 The Urban Design Team support the submitted application as it replicates the previous application which included support from Urban Design subject to the following conditions:
- Materials;
 - Details of the solar panels.

Head of Streets and Open Spaces (Tree Team)

- 6.6 No comments received.

Head of Streets and Open Spaces (Landscape Team)

- 6.7 The proposed development is acceptable subject to the following conditions:
- Hard and soft landscaping;
 - Landscape maintenance and management plan;
 - Boundary treatment

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.8 The proposed development is acceptable subject to the following conditions:
- Details of infiltration testing results to be submitted;
 - Surface water drainage;

Head of Streets and Open Spaces (Nature Conservation Officer)

- 6.9 The proposed development is acceptable subject to bat box condition.

Natural England

- 6.10 No objection. Natural England has assessed this application using the Impact Risk Zones data (IRZs) and is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which Cherry Hinton Pit SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.
- 6.11 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

- 7.1 The owners/occupiers of the following addresses have made representations:

- 236 Queen Ediths Way;
- 266 Queen Ediths Way;
- 24 Central Avenue;
- 21 The Meadows, Romsey (Support);

- 7.2 The representations can be summarised as follows:

Objections:

- Detrimental impact on the character of the area;
- The proposal would lead to the significant loss of green space that is the green corridor within the city;
- Loss of trees, shrubs and undergrowth;
- Degradation of the urban edge and entrance into the city;

- Highway safety issues caused by new traffic access onto Queen Ediths Way;
- The proposed development would appear as an intrusive backdrop;
- High density development is out of keeping with the surrounding properties;
- The proposed development would lead to further development to the south and west of the site;
- The proposed development would have a detrimental impact and threat to wildlife in this area;
- The proposed development would set a precedent for further development;
- The plot is too small for three 3 storey houses which have small gardens compared to the properties in Queen Ediths Way;

Support:

- High quality proposal which ensures that the special character is maintained;
- The proposal looks to safeguard existing trees, stabilise the bank and reinforces the green boundary with more planting;
- Density of development is low with generous amenity space for each unit;
- The perceived building height from neighbours will be two storey with a low profile roof;
- The development is set well away from the neighbouring properties and orientated to minimise overlooking;
- No objections from highway authority to safety at entrance to development;
- The proposed development would be set a significant distance from the existing houses in Queen Ediths Way;
- No loss of woodland as trees to be removed were planted by the current owner to fuel wood burning stove;
- In terms of wildlife and green corridor Natural England have raised no objection to the development;
- The proposal would increase green planting and stabilising work on an eroding bank giving life into the future.

7.3 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Assessment of proposed alterations
3. Third party representations

Principle of Development

8.2 The principle of residential development on this site has been established by the Inspector's decision to allow the appeal for the earlier planning application (15/0596/FUL). Therefore the principle of development is acceptable and in accordance with policy 5/1 of the Local Plan (2006).

Assessment of proposed alterations:

8.3 The proposed development is of a similar scale and design to the scheme allowed at appeal. I therefore do not it necessary to assess this element of the proposed development. The Inspector has explained that the design and scale of the proposed development would make a positive contribution to the site and area.

8.4 The proposed alterations to the appealed scheme are as follows:

- The reorientation of the plots to increases the level of separation to the westerns boundary and existing occupiers in the dwellings in Queen Ediths Way;
- Increase in the size of the footprint of each dwelling;
- Removal of the hardstanding/paved area east of plot 3;
- Reduction in the amount of hardstanding within the site overall;

8.5 The proposed reorientation of the plots is acceptable as they would line up symmetrically in a linear pattern. This arrangement increases the size of the private gardens for each plot. I set out below a table showing the difference between the appeal scheme and the proposed scheme in terms of level of

separation between the western boundary and rear elevations of the dwellings in Queen Ediths Way.

Plots	Appeal scheme distance (15/0596/FUL)	Proposed scheme distance	Proposed distance to rear elevation
Plot 1 from rear boundary of no.268	1.0 metre	1.8 metres	17 metres
Plot 1 from rear boundary of no.266	7.6 metres	9.0 metres	31 metres
Plot 2 from rear boundary of no.266	5.2 metres	6.8 metres	36.8 metres
Plot 2 from rear boundary to no.264	8 metres	9.2 metres	44 metres
Plot 3 from rear boundary to 264	10.4 metres	12.6 metres	53 metres
Plot 3 from rear boundary to 262	9.2 metres	8.2 metres	55 metres
Plot 3 from rear boundary to 260	9.4 metres	8.2 metres	62 metres

(Approximate measurements based upon the proposed site plans for submitted for each scheme).

- 8.6 As a result of reorienting the proposed dwellings and increasing the level of separation from the western boundary and rear elevations of the existing dwellings in Queen Ediths Way, the proposed dwellings would be closer to the internal access road. In the appeal scheme the layout of the dwellings were angled so that they taper away from the access road. In the current application the dwellings are parallel to the road. Nevertheless each dwelling would be set back from the internal access road and as it would only serve three dwellings, I do not consider the proximity to the access would cause any adverse impact on residential amenity of future occupiers.

- 8.7 The other alterations are considered to be relatively minor and would not be noticeable from outside the site. The increase in the footprint of the dwellings would relate mainly to the ground floor section which would not be entirely visible from the rear gardens of the dwellings in Queen Ediths Way due to the proposed boundary treatment and location of existing trees within the rear gardens. The proposal includes the planting of additional trees adjacent to the boundary that further screen the proposed development. The layout of the proposed development is acceptable to the Urban Design Team and Landscape Officer. Therefore, as the proposed scheme is identical to the scheme which was supported by Officers under planning application 15/2063/FUL, the current scheme is also supported.
- 8.8 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/11, 3/12.

Third Party Representations

- 8.9 I set out below my response to the representation received to this proposed development:

Representations	Response
Detrimental impact on the character of the area;	See para 6 to 10 of Inspector's decision.
The proposal would lead to the significant loss of green space that is the green corridor within the city;	See para 24 of the Inspector's decision
Loss of trees, shrubs and undergrowth;	See para 21 and 22 of the Inspector's decision.
Degradation of the urban edge and entrance into the city;	See para 6 to 10 of the Inspector's decision.
Highway safety issues caused by new traffic access onto Queen Ediths Way;	See para 32 of the Inspector's decision.
The proposed development would appear as an intrusive backdrop;	See para 19 of the Inspector's decision.
High density development is out of keeping with the surrounding properties;	See para 7 of the Inspector's decision.

The proposed development would lead to further development to the south and west of the site;	See para 29 of the Inspector's decision.
The proposed development would have a detrimental impact and threat to wildlife in this area;	See para 25 of the Inspector's decision.
The proposed development would set a precedent for further development;	See para 29 of the Inspector's decision.
The plot is too small for three 3 storey houses which have small gardens compared to the properties in Queen Ediths Way;	See para 7 of the Inspector's decision.

9.0 CONCLUSION

- 9.1 The proposed development is for three 3 storey detached dwellings with vehicular and pedestrian access on an area of land to the rear of 268 Queen Edith's Way. The proposed development is acceptable in terms of design, scale and impact on the residential amenity of adjacent neighbours. The Inspector has concluded that the proposed development would not have a negative impact on the characteristics of the site.
- 9.2 I have recommended the conditions that the Inspector proposed in the appeal scheme. In my view, the revised scheme has addressed the previous refusal reason and should be approved.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No development shall commence until details/samples of the materials and finishes to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2006 policies 3/4, 3/12 and 3/14)

4. No development shall commence until details of boundary treatments have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

5. Demolition or construction works shall take place only between 08:00 and 18:00 Mondays to Fridays, 08:00 and 13:00 on a Saturday and shall not take place at any time on Sundays or on Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

6. In the event of the foundations for the dwellings hereby permitted require piling, and prior to development commencing, a method statement detailing the type of piling and mitigation measures to protect the living conditions of local residents shall be submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the approved details.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

7. The windows shown on the approved plans to be obscurely glazed shall not be installed until details of the type and nature of the opening of the obscured glazing have been submitted to and approved in writing by the local planning authority. Development shall then be carried out in accordance with the approved details shall be retained thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12 or 3/14).

8. No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

10. All the trees and hedges shown on scheme of landscaping and/or any trees whose canopies overhang the site shall be protected by strong

fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site. (Cambridge Local Plan 2006 policies 3/4, 3/11, 3/12 and 4/4)

11. Prior to the first occupation of the first dwelling hereby permitted, a scheme for the location and design of bird and bat boxes shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2006 policy 3/1).

12. Prior to occupation, a "lighting design strategy for biodiversity" for the proposed buildings, gardens and access road shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used for foraging.
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: In the interests of visual amenity and to ensure that the development will not result in unacceptable light pollution (Cambridge Local Plan 2006 policies 3/11, 4/13 and 4/15).

13. No development shall commence until a scheme for the control and discharge of surface water from the site has been submitted to and approved in writing by the local planning authority. Such a scheme should also specify how surface water will be prevented from being discharged into the public highway. Development shall be carried out in accordance with the approved details.

Reason: To ensure appropriate surface water drainage. (Cambridge Local Plan 2006 policy 4/16)

14. The site access and vehicle manoeuvring areas as shown on the approved plans shall be kept free of any obstruction which would exceed 600mm in height.

Reason: In the interests of highway safety (Cambridge Local Plan 2006 policy 8/2).

15. The proposed access shall be finished in a bound material for the first six metres into the site from the point of its junction with the public highway.

Reason: In the interests of highway safety in accordance with Policy 8/2 of the Cambridge Local Plan 2006.

16. Notwithstanding the provisions of the Part 1, Classes B and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or buildings incidental to the enjoyment of the dwellinghouse shall be constructed other than those expressly authorised by this permission.

Reason: To protect the amenity of adjoining properties
(Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).